

**KANAB CITY PLANNING COMMISSION MEETING
JANUARY 17, 2012
KANE COUNTY COMMISSION CHAMBERS**

PRESENT: Planning Commission Members Arlon Chamberlain, Terril Honey, Jim Sorenson, Byard Kershaw, and Tom Avant. Member Teresa Trujillo excused. Staff Members Russ Keller and Darrin Janes.

WORK MEETING: Chief Joe Decker reported that the Fire Department is exploring the idea of put a training facility on property located just east of the sewer ponds in the Ranchos. Member Terril Honey suggested that Chief Decker should review Chapter 8 in the Land Use Ordinance.

City Planner Darrin Janes spoke on how to deal with a parcel line adjustment. He would like to keep the application that the City currently has for a lot line adjustment and just have an option or a link to the state for a parcel line adjustment.

Member Sorenson opened the regularly scheduled meeting at 6:58 p.m.

APPROVAL OF MINUTES: Russ Keller apologized on behalf of the City for the minutes not being complete for approval.

DISCUSS M-1 ZONE AND LPG STORAGE AND SALES: Representatives from Warren Energy discussed putting a bulk storage of propane on Chinlee Dr. on the property that was previously used by Coast Gas for the same purpose. This specific piece of property is zoned M-1. The question was asked if this use fit under the description of utilities (regulated by public utility commission) and this company is not. Mr. Warren stated that this specific piece of property had a conditional use permit granted about 10 years ago to Coast Gas for the storage of a large propane tank. The Commission asked Darrin Janes to do some research and come back with findings on where this specific company would fit in our manufacturing zone and land use.

DISCUSS RELIGIOUS LAND AND PREPARE FOR PUBLIC HEARING: Planning Commission discussed changing several of the religious land use ordinances from conditional use to permitted. Mr. Janes will prepare a red line mark-up for a public hearing in one month.

DISCUSS MANUFACTURING ZONES AND PREPARE FOR PUBLIC HEARING: The Commission discussed removing hazardous waste from M-1, M-2 and M-3. Member Sorenson stated that he would also like to see smoke stacks removed from this section. Chairman Chamberlain stated that these things will be regulated by the ordinance. Mr. Janes will be making the changes for the commission's review.

DISCUSS GENERAL LANDSCAPING REQUIREMENTS IN DIFFERENT ZONES: Mr. Honey would like a checklist for landscaping and Mr. Avant thinks that the requirements should be more tiered. More stringent on the downtown area and less stringent on the outskirts of town. Mr. Janes stated that this ordinance provides flexibility to the public.

A motion to adjourn was made by Chairman Chamberlain and 2nd by Member Kershaw. Motion passed unanimously. Member Clayson absent.

CHAIRMAN